

September 8, 1998

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL**

1. **CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 5:32 P.M. on Tuesday, September 8, 1998, in the City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Cribbs, Lee, Messerlian, Nakano, O'Donnell,
Walker and Mayor Hardison.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers
and other staff representatives.

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At this time, Mayor Hardison invited interested parties to address the City Council regarding the City's Last, Best and Final Offer.

On behalf of the Torrance Municipal Employees (TME), Mr. Alan Lee, President, American Federation of State, County and Municipal Employees (AFSCME) Local 1117, discussed AFSCME's concerns over the City's Last, Best and Final Offer as follows: that the 2.8% package does not translate into a 2.8% pay raise in that about only one-half of the employees represented by TME would receive a 1% pay raise; that the move-up requirement of working two weeks at their basic rate should not be increased to three weeks and Management's move-up requirement was not changed; that, for the very first time, the employee relations' leave for clerical employees was severely restricted, yet it was not for either the police or fire contracts; that the number of candidates Management is able to consider should remain at three; that an employee probation period was added; that Management has taken away the safety net for employees who get hurt on the job; and that some of the consultant's recommendations relevant to the job classification consolidation was nothing like some of Management's recommendations and Management's recommendations were severely watered down to justify their attempts. He asked that the Council give flexibility and latitude to Management's negotiator in negotiating these issues. Mr. Lee indicated that AFSCME will present detailed written input about the contract to the City in the near future.

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At 5:45 P.M., reading aloud from a prepared statement, Mayor Hardison announced that, pursuant to Government Code Sections 54957.6 and 54957, the Council would enter into a closed session to confer with the City Manager and the City Attorney on the agenda matters listed under Item Nos. 20.A.1, "Conference with Labor Negotiator," and 20.A.2, "Public Employee Performance Evaluation - City Attorney."

Wendy Selogie
Recording Secretary

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At 7:15 P.M., the Council returned to open session with no action having been taken in closed session.

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2. **FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Boy Scout Troop #310, Bruce Maass, Scoutmaster.

Pastor Lance Boloran, Vermont Avenue Baptist Church, gave the invocation for the meeting.

3. **AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

MOTION: Councilmember Lee moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Cribbs and, there being no objection, it was so ordered by Mayor Hardison.

MOTION: Councilmember Lee moved that, after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Cribbs and, there being no objection, it was so ordered by Mayor Hardison.

4. **WITHDRAWN/DEFERRED ITEMS**

City Manager Jackson announced the withdrawal of Agenda Item No. 7d (Contract Re Police Department Computer Services) to an unspecified date.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Ad Hoc Legislative Committee Meeting

Wednesday, September 18, 1998, 5:30 P.M.

Third Floor Council Conference Room

Subject: All Propositions on the November 3, 1998 Ballot

City Clerk Herbers invited the public to view oil paintings by this month's Torrance Artists' Guild "Art on View" artist, Ms. Marianne Strehler, in the City Clerk's office. She announced that September is "National Voter Registration" month; that voters must be registered by October 5, 1998 in order to vote in the November 1998 election; and that voters can pick up registration applications in the City Clerk's office, branch City libraries and various other City agencies.

6. **COMMUNITY MATTERS**

6a. **PROCLAMATION RE 13TH ANNUAL OKTOBERFEST FUNDRAISER**

The Council presented proclamations commending the organizations supporting the 13th Annual Oktoberfest Fundraiser at Alpine Village on Saturday, September 12, 1998, 6:00 P.M., for their dedication to charities serving the Torrance community. The organizations acknowledged were as follows: Boeing North America - Employees Donate Once Club; Delta

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Airlines Fair Share; Westside Concrete; Help the Homeless Help Themselves; International Order of Caribou; Western Dental; and Alpine Village.

Ms. Teri Rotter and Ms. Sonia Dedovic related Alpine Village's honor in helping the community. They indicated that approximately \$206,000 was raised last year and that, including this year, they will have raised approximately \$1,400,000.

7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES - JULY 28, 1998**

7b. **1997-1998 WATER COMMISSION ANNUAL REPORT**

Recommendation

It is the recommendation of the Engineering Director and the Water Commission that the City Council accept and file the 1997-1998 Water Commission Annual Report.

7c. **TOUCHMEDIA AGREEMENTS RE COMPUTER UPGRADES/MAINTENANCE**

Recommendation

It is the recommendation of the Carson/Lomita/Torrance Private Industry Council (PIC), the Human Resources Director and the Information Systems Director of the City of Torrance that the City Council approve the execution of two (2) agreements with TouchMedia to provide software and hardware upgrades, and for one-year maintenance. Total amount is not to exceed \$70,000.

7d. **POLICE DEPARTMENT COMPUTER SOFTWARE MAINTENANCE**

Withdrawn, see page 2.

7e. **1997-1998 PARKS AND RECREATION COMMISSION ANNUAL REPORT**

Recommendation

The Parks and Recreation Commission approved the 1997-1998 Parks and Recreation Commission Annual Report and asked staff to transmit it to the City Council for acceptance and file.

7f. **GRANT AWARD TO TORRANCE AREA YOUTH BANDS, INC.**

Recommendation

The Parks and Recreation Director recommends that the City Council approve the grant request from Torrance Area Youth Bands, Inc. in the amount of \$4,800.

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7g. **COMMUTER TRANSPORTATION CONSULTANT CONTRACT**

Recommendation

The City Manager recommends that the City Council approve the renewal of a contract for the employee rideshare program coordination with Brohman & Brohman in the amount of \$65,520.00, from September 8, 1998 to September 7, 1999.

MOTION: Councilmember O'Donnell moved for the approval of the Consent Calendar, with the exception of Item No. 7d (Police Department Computer Software Maintenance), which was continued to an unspecified date. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

With regard to Item No. 7f (Grant Award to Torrance Area Youth Bands, Inc.), Mayor Hardison related her pleasure that the Torrance Area Youth Band is now more focused and doing a lot more performances in Torrance. Commending the related efforts of the Parks and Recreation Department, she voiced her hope that they will become even larger and that they will be seen at more community events.

9. **TRANSPORTATION/PUBLIC WORKS**

9a. **RESOLUTION RE VACATION OF ALLEY SOUTH OF DEL AMO BLVD.**

Recommendation

The Engineering Director recommends that the City Council approve and adopt a resolution declaring the intention to vacate an alley south of Del Amo Boulevard and west of Van Ness Way and setting October 6, 1998 as the date for the public hearing thereon.

Engineering Director Burt advised that this is for the third and final phase of the alley walkway and alley vacation and the setting of the public hearing.

City Clerk Herbers read aloud the number and title of Resolution No. 98-109.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-109. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

RESOLUTION NO. 98-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE AN ALLEY SOUTH OF DEL AMO BOULEVARD AND WEST OF VAN NESS IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON; AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION

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10. **POLICE/FIRE**

10a. **RESOLUTION RE TITLE TRANSFER OF RETIRED SURPLUS FIRE ENGINE
UNIT NO. 111**

Recommendation

The fire chief recommends that the City Council approve a resolution authorizing title transfer of retired surplus fire engine (Unit No. 111, VIN No. 81100360, Lic. No. 500666) to the County of Los Angeles Fire Museum. This title transfer is in accord with Article 2 of Chapter 1 of Division 2 of the Torrance Municipal Code related to "Disposition of City's Obsolete Personal Property."

City Clerk Herbers read aloud the number and title of Resolution No. 98-110.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-110. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

RESOLUTION NO. 98-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING THE TITLE TRANSFER OF
RETIRED SURPLUS 1966 AMERICAN LAFRANCE FIRE
ENGINE TO THE COUNTY OF LOS ANGELES FIRE MUSEUM

10b. **RESOLUTION RE TITLE TRANSFER OF RETIRED SURPLUS FIRE ENGINE
UNIT NO. 113**

Recommendation

The fire chief recommends that the City Council approve a resolution authorizing title transfer of retired surplus fire engine (Unit No. 113, VIN No. CF685f1362, Lic. No. E575993) to Beaver Fire District No. 1, Beaver, Utah.

Fire Chief Bongard related greetings from retired Torrance Firefighter Dick DeArmitt, who expressed appreciation for the subject fire engine.

Mayor Hardison noted that the fire engine will be going to an all-volunteer fire department.

City Clerk Herbers read aloud the number and title of Resolution No. 98-111.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-111. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

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RESOLUTION NO. 98-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING THE TITLE TRANSFER OF
RETIRED SURPLUS 1971 MACK FIRE ENGINE TO BEAVER
FIRE DISTRICT #1, BEAVER, UTAH

13. **ADMINISTRATIVE MATTERS**

13a. **VOTING DELEGATE/ALTERNATE FOR LEAGUE OF CALIFORNIA CITIES**

Recommendation

The City Manager recommends that the City Council approve the recommended designation of voting delegate and voting alternate to represent the City of Torrance at the League of California Cities Annual Conference.

Mayor Hardison advised that she and Councilmember Nakano will be attending the League of California Cities' Annual Conference. She recommended that she be designated as the voting delegate and that Councilmember Nakano be designated as the voting alternate.

MOTION: Councilmember Lee moved for the approval of Mayor Hardison as the voting delegate and Councilmember Nakano as the voting alternate for the League of California Cities' Annual Conference. The motion was seconded by Councilmember Messerlian and passed by unanimous voice vote.

13b. **FIVE-YEAR CAPITAL BUDGET**

Considered together with Agenda Item No. 14b (Public Hearing Re Proposed Five-Year Capital Budget) later in the meeting.

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Agenda Item No. 13c was considered out of order at this time.

13c. **RESOLUTION RE MOU FOR CROSSING GUARD EMPLOYEES**

Recommendation

Staff recommends the adoption of a resolution related to the Memorandum of Understanding for the Crossing Guard Employees.

City Clerk Herbers read aloud the number and title of Resolution No. 98-112.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-112. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

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RESOLUTION NO. 98-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE SETTING FOR THE WAGES, HOURS AND
WORKING CONDITIONS FOR CROSSING GUARD
EMPLOYEES FOR THE PERIOD FROM AUGUST 30, 1998
THROUGH JUNE 30, 1999

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At this time, Mayor Hardison invited input from AFSCME relevant to the City's Last, Best and Final Offer (see page 1 for additional information).

Ms. Jeannie Moorman, Vice President, American Federation of State, County and Municipal Employees (AFSCME) Local 1117, voiced her hope that a compromise can be reached.

Mr. Alan Lee, President, AFSCME Local 1117, expressed concerns that Management is trying to pick a fight and that there has been propaganda attached to employee paychecks promoting the City's Last, Best and Final Offer. He discussed the following: that it is wrong for employees not to be compensated for the first two weeks of move up; that there is a double standard because the Management, fire and police move-up requirements were not modified; that Management has the most favorable move-up language of all; that Management seeks to take approximately 5% in premiums from clerical workers for shorthand and typing; that Management will pay themselves \$370.00 per month for car premiums; that Management's job classification consolidation is nothing like that recommended by the consultant; and that the thought of consolidation does not pain Water Department employees as much as the thought that they are underpaid. Mr. Lee related AFSCME's desire to compromise and communicate on this matter and, on behalf of AFSCME, he asked the Council to choose common sense over nonsense.

Mr. Dave Cochran, AFSCME Local 1117, asked the Council to support the employees of AFSCME Local 1117 in their fight for a just and fair contract.

Ms. Shirley Duran (no address provided) said that it is unjust to take away the 2% premium pay for the clerical unit.

Mr. Bill Rubner, 1313 Fern Avenue, TME Recording Secretary, related his desire of a fair contract.

Assistant to the City Manager Keene indicated that a State mediator will be here on Monday, September 14, 1998.

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Agenda Item Nos. 13b and 14b were considered together at this time.

13b. **ADOPTION OF FIVE-YEAR CAPITAL BUDGET AND APPROPRIATE FUNDS FOR THE FIRST YEAR (FISCAL YEAR 1998-1999)**

14b. **PUBLIC HEARING RE PROPOSED CAPITAL BUDGET FOR FY 1998-2003**

Recommendation

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The City Manager recommends that the City Council adopt the five-year Capital Budget, appropriate funds for the first year (Fiscal Year 1998-1999) and open the public hearing on the proposed Capital Budget for Fiscal Years 1998-2003).

City Manager Jackson explained the new budget format. He clarified that the proposed five-year Capital Budget for Fiscal Years 1998-2003 includes two action plans: the Facilities, Equipment and Automation Action Plan and the Infrastructure Action Plan (copies of which were provided to the Council).

Finance Director Tsao gave a detailed explanation on the funding sources behind the Action Plans.

Assistant to the City Manager Giordano shared input on the Facilities, Equipment and Automation Action Plan. He defined the following terms: mandated projects, maintenance and replacement of assets projects, continuing existing projects and expansion of services or space. Ms. Giordano advised the Council as to the following corrections to the Facilities, Equipment and Automation Action Plan: page 5, Fire Station No. 5 and Police Compound Underground - Storage Tank Upgrade - the funding amount of \$154,000 should be modified to reflect that the Bureau of Justice Assistance (BJA) Grant is the source of the \$100,000 for the upgrade and the \$54,000 is from the general fund; page 89, Police Department - CAD/RMS Computer Hardware Replacement - the funding source should read "asset forfeiture fund;" and page 91 - Replacement of CAD/RMS Software -the funding source should read "asset forfeiture fund."

City Manager Jackson shared information on the Infrastructure Action Plan. He advised that staffing needs have been included in the project costs. However, the specifics of the staffing will be presented at the time each project comes forward for the Council's consideration.

City Clerk Herbers verified that the public hearing on the Capital Budget was properly advertised.

Mayor Hardison opened the public hearing. There being no requests to speak, the public hearing was closed.

Councilmember Lee voiced his concern that standing water on Talisman Street west of Hawthorne Boulevard was not addressed and he recommended that possible funding sources for such a project be examined. He also recommended that possible funding sources for median landscaping on Hawthorne Boulevard north of Del Amo Boulevard to the northern City border be looked into.

Councilmember Cribbs emphasized her deep concern that the Library basement project was excluded from the five-year Capital Budget and she related her hope that it could be completed by the year 2000. She asked staff to look into possible funding sources for this project, including refinancing of the Police Department facility, as well as alternative financing that has not yet been considered.

Councilmember Messerlian suggested that the proposed Madison Street rehabilitation be modified to encompass the area from Pacific Coast Highway to Eleda Drive.

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Mayor Hardison called attention to the importance of fixing problems at the Benstead Plunge prior to making any enhancements there.

Parks and Recreation Director Barnett verified that staff will make certain the problems at the Plunge have been repaired prior to making the proposed enhancements.

Mayor Hardison stated her concern that the “Facility Security and Access System” under the Capital Budget “Projects Submitted But Not Funded” might be a security issue and she asked for more input about this matter at a later date.

With regard to the Fire Department Automation Phase II Facilities, Equipment and Automation Action Plan project (page 9), Fire Chief Bongard affirmed that the staffing would be computer programming individuals to handle the structure of the CAD and that they would be support staff.

Mayor Hardison observed that Charts A-1 and A-2 in the Infrastructure Action Plan (pages 1 and 2) appear to be the same and she asked for clarification on this at a later date. She also asked how the order on the “Upgrade Side-On and Back-On Parkways” was determined and Mayor Hardison related her understanding that the less expensive projects would not be done first.

City Manager Jackson pointed out that the less expensive projects can usually be moved along at a faster pace. He affirmed that, since they are in the same area, the Western Avenue and Arlington Avenue Side-On/Back-On projects will be done at the same time.

Mayor Hardison pointed out that a particular street in the Infrastructure Action Plan - “Residential Curb, Gutter, Sidewalk Replacement Program” lacks trees. She requested that possible funding sources, such as residents sharing in the cost of trees, be looked into. Mayor Hardison mentioned her desire to add some streets to the streetscape list at a later date.

City Manager Jackson advised that staff will examine the idea of refinancing the Police Department facility to provide additional funding for the Library basement remodel. He recommended Council approval of the first year (FY 1998-1999) Capital Budget separately from years two through five.

MOTION: Councilmember Messerlian moved for the approval of the first year (FY 1998-1999) of the five-year action plan. The motion was seconded by Councilmember O'Donnell and passed by unanimous roll call vote.

The Council agreed to approve years two through five, with the understanding that staff shall return with information possible funding sources for the following projects: repairing standing water on Talisman Street west of Hawthorne Boulevard; landscaping the center median on Hawthorne Boulevard north of Del Amo Boulevard to the north City border; constructing the Civic Center Library basement remodel; and expanding the Madison Street rehabilitation to encompass the area from Pacific Coast Highway to Eleda Avenue.

MOTION: Councilmember Messerlian moved to approve years two through five of the Capital Budget and to direct staff to return with information on possible funding sources for the

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following projects: repairing standing water on Talisman Street west of Hawthorne Boulevard; landscaping the center median on Hawthorne Boulevard north of Del Amo Boulevard to the north City border; constructing the Civic Center Library basement remodel; and expanding the Madison Street rehabilitation to encompass the area from Pacific Coast Highway to Eleda Avenue.

Mayor Hardison also requested that staff provide information at a future meeting with regard to the City's bonded indebtedness.

City Manager Jackson explained the procedures for considering the Capital Budget in future years.

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At 8:40 P.M., there was a recess until 8:45 P.M., when the meeting reconvened and discussion returned to Agenda Item No. 14a.

14a. **APPEAL RE 2824 CARSON STREET - AGAR INC. (DIV 98-0005, CUP 98-0008, DIV 98-0007, CUP 98-0009, DIV 98-0008 AND WAV 98-0003)**

Recommendation

The Planning Commission and Acting Planning Director recommend that the City Council deny the appeal and approve as conditioned DIV 98-0005, CUP 98-0008, DIV 98-0007, CUP 98-0009, DIV 98-0008 and WAV 98-0003 to allow the division of one lot into two lots and the construction of two sets of two unit condominiums on property located at 2824 Carson Street in the R-2 zone.

City Clerk Herbers verified that his item was properly advertised.

The Council agreed to waive the staff presentation.

In answer to questions, Senior Principal Planner Gibson advised that the project before the Council this evening is in response to concerns expressed by the Planning Commission and Planning Department staff. Explaining why the lots could be split with only one driveway and one homeowners' association, he clarified that the projects could stand alone in terms of the number of parking spaces but need assistance from one another in terms of access to the parking spaces via one driveway.

Councilmember Messerlian voiced his confusion as to why the lots could be split with only one driveway and one homeowners' association.

Senior Principal Planner Gibson clarified the reasoning behind the third division of lot. He explained that the construction of rental units would not trigger the Planning Commission's consideration of this project.

Councilmember Lee mentioned that it is infinitely more efficient to insure four units on lots such as this.

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Mayor Hardison opened the public hearing.

Mr. Ben Agarwal, 2701 - 190th Street, Redondo Beach, Agar Inc., applicant, shared information on efforts to address the Planning Commission's concerns, including that the project would exceed setbacks requirements. He clarified for the Commission that the Code requirement for rear yard setbacks is ten feet and the project would provide eleven feet.

Mr. Hagopian, 2816 Carson Street, appellant, stated that his appeal of the project centered around reasons of safety and privacy (particularly in his bedrooms). He voiced concern that, should the project be approved, there would be four residences where there was previously only one; that the project would result in an increase in traffic; and that it would be too high. He indicated that he could support two divisions of lots, but not three; that the proximity of the driveway to residences would result in noise; that there would be a potential impact on view, especially of the west side; and that the project would impact the westerly breeze. In response to questions from the Council, Mr. Hagopian verified that the trees between his and the applicant's property are on the property line.

Mayor Hardison pointed out that the existing trees on the property line block much light. She explained that there are two-story buildings next to one-story buildings throughout the City and that they are required to be ten feet from the property line; that, if condominiums were not proposed, the applicant could build exactly what is proposed without any review by the City other than the initial division of lot; and that, other than the initial division of lot, rental units could have been built without the City's review process.

Mr. Hagopian related his preference for only two buildings.

Senior Principal Planner Gibson advised that the two lots would be substantially larger than normal lots (even single-family lots) and that the existing lot is fairly large, but it is inefficient in terms of being developed.

Senior Principal Planner Gibson clarified for the Council that the proposed perimeter fencing would be a six-foot high block wall.

Councilmember Messerlian called attention to the importance of allowing for cars making certain that the easterly corner cut off is sufficient to provide adequate visibility for cars going in and out of the adjacent property owner's garage.

Senior Principal Planner Gibson recommended that such a requirement be subject to the approval of the Planning Department.

Mr. Mark Blasko, 1755 Juniper Avenue, stated his concern over the addition of three residences on the street, as well as the potential impact on traffic and the potential for setting a precedent should the project be approved. He said that he is not against building on the property, but this project would be a lot in this amount of space, and Mr. Blasko expressed his preference for the single-family nature of the area.

Mr. Perry Ratcliff, 1721 Juniper Avenue, voiced concern over the potential increase in traffic and parking difficulties should the project be approved. He noted that the proposed project would detract from the family-oriented nature of the neighborhood.

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Mr. Raleigh Vetterick, 1730 Juniper Avenue, echoed Mr. Ratcliff's concern over potential traffic and parking problems. He related his understanding that the guest parking spaces would not be in front of the homes being visited. Mr. Vetterick said that he could generally agree with two residences on the lot, but four would be too many.

MOTION: Councilmember Lee moved to close the public hearing. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

Councilmember Walker voiced his concurrence with the recommendation of the Planning Department and the Planning Commission to approve the project. He agreed to the importance of addressing visibility at the easterly corner of the property and suggested that this issue be addressed by the Planning Department. He offered the following motion.

MOTION: Councilmember Walker moved to concur with the recommendation of the Planning Department and the Planning Commission, thereby approving DIV 98-0005, CUP 98-0008, DIV 98-0007, CUP 98-0009, DIV 98-0008 and WAV 98-0003 (Agar Inc.), including Conditions of Approval and Findings of Fact as set forth by staff and adding a Condition of Approval as follows:

Add

That there shall be sufficient corner cut off to the satisfaction of the Planning Department.

The motion was seconded by Councilmember Lee and ultimately passed by a 6-1 roll call vote, with Councilmember O'Donnell dissenting.

Councilmember O'Donnell stated her opposition to the project in that four units on the lot would be disruptive to the neighborhood. She indicated that she could support two units, but not four.

In response to a question from the Council, Senior Principal Planner Gibson shared information concerning the difficulty of denying the project. He confirmed that the Planning Department could issue a discretionary permit for the construction of one house on each lot.

Councilmember Messerlian observed that, should the initial division of lot be approved, the property owner could build rental units (such as apartments).

Relating her understanding of neighboring residents' concerns and pointing out that the subject property is zoned R-2, Mayor Hardison voiced her support of the project. She explained that there is no criteria to justify a denial since the project meets all City requirements. However, she voiced her impression that individuals owning property in the area could request that the area be rezoned to R-1.

Senior Principal Planner Gibson affirmed that individuals owning property in the area could request that the properties be rezoned to R-1.

The motion for approval of the project was passed by a 6-1 majority roll call vote, with Councilmember O'Donnell dissenting.

Councilmember Messerlian explained that his vote in favor of the project was predicated on the fact that the developer could split the lot; that, should the request have been denied, the property could have been developed with rental units; and that he would prefer an ownership type project such as condominiums.

City Clerk Herbers read aloud the number and title of Resolution No. 98-113.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-113. The motion was seconded by Councilmember Walker and passed by a 6-1 majority roll call vote, with Councilmember O'Donnell dissenting.

RESOLUTION NO. 98-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, APPROVING A DIVISION OF
LOT TO ALLOW ONE LOT TO BE SUBDIVIDED INTO TWO
LOTS ON PROPERTY LOCATED IN THE R-2 ZONE AT
2824 CARSON STREET

City Clerk Herbers read aloud the number and title of Resolution No. 98-114.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-114 as amended. The motion was seconded by Councilmember Walker and passed by a 6-1 majority roll call vote, with Councilmember O'Donnell dissenting.

RESOLUTION NO. 98-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL
USE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO
UNIT DETACHED CONDOMINIUM ON PROPERTY LOCATED
IN THE R-2 ZONE AT 2824 CARSON STREET

City Clerk Herbers read aloud the number and title of Resolution No. 98-115.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-115. The motion was seconded by Councilmember Walker and passed by a 6-1 majority roll call vote, with Councilmember O'Donnell dissenting.

RESOLUTION NO. 98-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE, CALIFORNIA, APPROVING A DIVISION OF
LOT TO ALLOW A ONE LOT SUBDIVISION FOR CONDO-
MINIUM PURPOSES ON PROPERTY LOCATED IN THE
R-2 ZONE AT 2824 CARSON STREET

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City Clerk Herbers read aloud the number and title of Resolution No. 98-116.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-116 as amended. The motion was seconded by Councilmember Walker and passed by a 6-1 majority roll call vote, with Councilmember O'Donnell dissenting.

RESOLUTION NO. 98-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO UNIT DETACHED CONDOMINIUM ON PROPERTY LOCATED IN THE R-2 ZONE AT 2824 CARSON STREET

City Clerk Herbers read aloud the number and title of Resolution No. 98-117.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-117. The motion was seconded by Councilmember Walker and passed by a 6-1 majority roll call vote, with Councilmember O'Donnell dissenting.

RESOLUTION NO. 98-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DIVISION OF LOT TO ALLOW A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-2 ZONE AT 2824 CARSON STREET

City Clerk Herbers read aloud the number and title of Resolution No. 98-118.

MOTION: Councilmember Nakano moved for the adoption of Resolution No. 98-118. The motion was seconded by Councilmember Walker and passed by a 6-1 majority roll call vote, with Councilmember O'Donnell dissenting.

RESOLUTION NO. 98-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER OF THE REQUIRED FRONT YARD SETBACK FOR ONE LOT ONLY ON PROPERTY LOCATED IN THE R-2 ZONE AT 2824 CARSON STREET

16. **SECOND READING ORDINANCES**

16a. **SECOND AND FINAL READING OF ORDINANCE NO. 3457**

City Clerk Herbers read aloud the number and title of Ordinance No. 3457.

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MOTION: Councilmember Nakano moved for the adoption of Ordinance No. 3457 second and final reading. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

ORDINANCE NO. 3457

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 14.1.29 OF THE TORRANCE MUNICIPAL CODE, RELATING TO ELIGIBILITY OF CITY EMPLOYEES TO PARTICIPATE IN EXAMINATIONS FOR DEPARTMENT HEAD POSITIONS

16b. **SECOND AND FINAL READING OF ORDINANCE NO. 3458**

City Clerk Herbers read aloud the number and title of Ordinance No. 3458.

MOTION: Councilmember Nakano moved for the adoption of Ordinance No. 3458 second and final reading. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

ORDINANCE NO. 3458

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLE 31 OF CHAPTER 2 OF DIVISION 9 RELATING TO ENVIRONMENTAL MATTERS

18. **ADDENDUM MATTERS**

None.

19. **ORAL COMMUNICATIONS**

19a. City Manager Jackson introduced new Torrance employee Kimberly Turner.

19b. City Manager Jackson commended various City departments' efforts in dealing with the recent emergency involving the Mobil Oil Refinery. He expressed a special "thank you" to the Torrance Unified School District for offering shelter to displaced residents. Mr. Jackson verified that staff will follow up on questions related to the incident previously posed by the Councilmembers.

Councilmember Cribbs asked staff to research the procedures for handling emergencies such as that which recently occurred at the Mobil Oil Refinery. She voiced her appreciation of the outstanding efforts of the Torrance Police and Fire Departments. She mentioned that the City must have spent a considerable amount in cleaning this up.

19c. Following an inquiry from Councilmember Lee, City Manager Jackson verified that an item pertaining to the Cultural Arts Center and the Cultural Arts programs will be presented for the City Council's consideration in the near future.

19d. Councilmember Lee called attention to the need to remove political signs.

19e. In answer to a question from Councilmember Messerlian, City Attorney Fellows advised that the Taxi Ordinance will be discussed at an upcoming meeting of the Transportation Committee.

19f. Councilmember O'Donnell highlighted a letter expressing appreciation from an individual whose wallet was returned by City Employee Bruce Christensen.

19g. Councilmember O'Donnell announced her 34th anniversary of her career as a teacher.

19h. Councilmember Walker commented on the powerful nature of the movie "Saving Private Ryan."

20. **EXECUTIVE SESSION**

Considered earlier in the meeting (see pages 1-2).

21. **ADJOURNMENT**

At 9:45 P.M., the meeting was adjourned to Tuesday, September 15, 1998, 5:30 P.M., for a closed session, to be followed by the regular meeting at 7:00 P.M.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

City Council
September 8, 1998